



City of Greenville

Notice of Administrative Decision for Application # CU 16-117

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 500 E PARK AV (TMS#: 003905-01-00100)

Application: Conditional Use Permit to operate a bar open to the public until 1:00 AM in a C-2, Local Commercial District

Decision: Approved with Conditions

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, Rob Young as a member of Stone Pizza Company LLC, and the business known as "Stone," and is not transferrable.
- 2) Operation of the facility shall substantially conform to the information provided by the Applicant to the Technical Advisory Committee and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.
- 3) At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.
- 4) The Applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the Administrator and the Greenville Police Department. Current personnel shall receive training within ninety (90) days of the date of the granting of a Conditional Use Permit and future personnel shall receive training within thirty (30) days of hiring.
- 5) There shall be no live entertainment. Only background recorded music shall be transmitted through an in-house sound system and directed toward interior spaces.
- 6) Maximum building occupancy shall be approved by the Building Codes department and shall be managed by the proprietor to prevent over-crowding.
- 7) Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.
- 8) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 2/24/2016 the Applicant, Stone Pizza Company LLC, requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3.3, *Use Specific Standards*, of the Greenville City Code to operate a bar after midnight in a C-2, Local Commercial District. Notice was mailed to property owners within 300 feet of the subject property on March 8, 2016. The Applicant met with the Technical Advisory Committee on March 21, 2016.

Findings:

- The Technical Advisory Committee made sufficient findings to recommend approval of the permit, subject to the conditions enumerated above and the Report of the Technical Advisory Committee.
- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, Use Specific Standards.
- The infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

The use is consistent with the comprehensive plan. The Future Land Use Map of the City's comprehensive plan designates the area as "Mixed-Use Community" which generally supports a range of services and employment for several surrounding neighborhoods.

The use is compatible with the character of surrounding lands. The use is reusing an existing building, previously occupied by the Park Avenue Pub. Civic facilities are located on several surrounding properties, and a multi-family residential building is proposed on adjacent land. The property lies within a flood plain, which limits redevelopment of the site; however, a large amount of commuter and in-town traffic passes through the intersection at E Park Ave and Stone Ave, which is also near I-385.

Adverse impacts associated with the design of the use, which may include over-crowding, noise, incidents or behavior associated with the consumption of alcohol on-premises, and loitering around surrounding properties are intended to be addressed by the conditions enumerated above.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

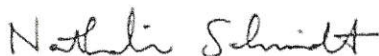
Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.

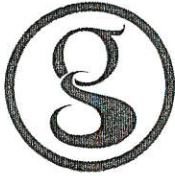


Nathalie Schmidt, AICP
Development Planner

4/12/2016

Date

Application # <u>CW 16-117</u>	Fees Paid _____
Date Received: <u>2-24-2016</u>	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

STONE PIZZA COMPANY LLC

APPLICANT / PERMITTEE*:

**Operator of the proposed use;
permit may be limited to this entity.*

ROBERT YOUNG, MEMBER

Name

Title / Organization

STONE PIZZA COMPANY LLC

APPLICANT'S REPRESENTATIVE:
(Optional)

Name

Title / Organization

MAILING ADDRESS: 12 THURSTON AVE, GREENVILLE, SC 29609

PHONE: 864 448555 EMAIL: Rob@Communicating Results Group.com

PROPERTY OWNER: SAME AS ABOVE

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

STREET ADDRESS: 500 E. PARK AVE GREENVILLE, SC 29601

TAX PARCEL #: 0039050100100 ACREAGE: _____ ZONING DESIGNATION: C-2

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE: OPERATE A BAR OPEN AFTER MIDNIGHT

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

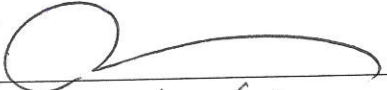
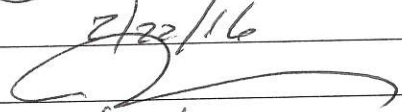
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is _____ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

	APPLICANT SIGNATURE
<u>2/22/16</u>	DATE
	PROPERTY OWNER SIGNATURE
<u>2/22/16</u>	DATE

**Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

CURRENTLY WAS A BAR

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

CURRENTLY WAS A BAR



Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Robert Young Phone 864 414-8555
Mailing Address 12 Thornton Avenue, Greenville, SC 29609
Email rob@communicatingresultsgroup.com
Signature of Applicant [Signature] Date 2/19/16

Property Owner

Name Young Investment Phone 864 414-8555
Mailing Address 1 12 Thornton Avenue, Greenville, SC 29609
Email rob@communicatingresultsgroup.com
Signature of Property Owner [Signature] Date 2/19/16

Property Information

Address 500 E. Park Avenue, Greenville, SC 29601
TMS# 0039050100100 Zoning District Designation 630 - Bar - Neighborhood

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management
6. Crime Prevention through Environmental Design (CPTED)

Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.
2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met



Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.
Proposed use for said property will be the same use as it is currently used for.

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.
Proposed use for said property will be the same use as it is currently used for
and we will increase its appearance and eye appeal with cosmetic upgrades.

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.
It has been an operating bar for the past ten years. We see no change or
additional impact to the surrounding area.

Meet With the Technical Advisory Committee

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

Building Codes and Inspections
Business Licensing
Economic Development
Public Information and Events

Police
Fire
Planning
Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

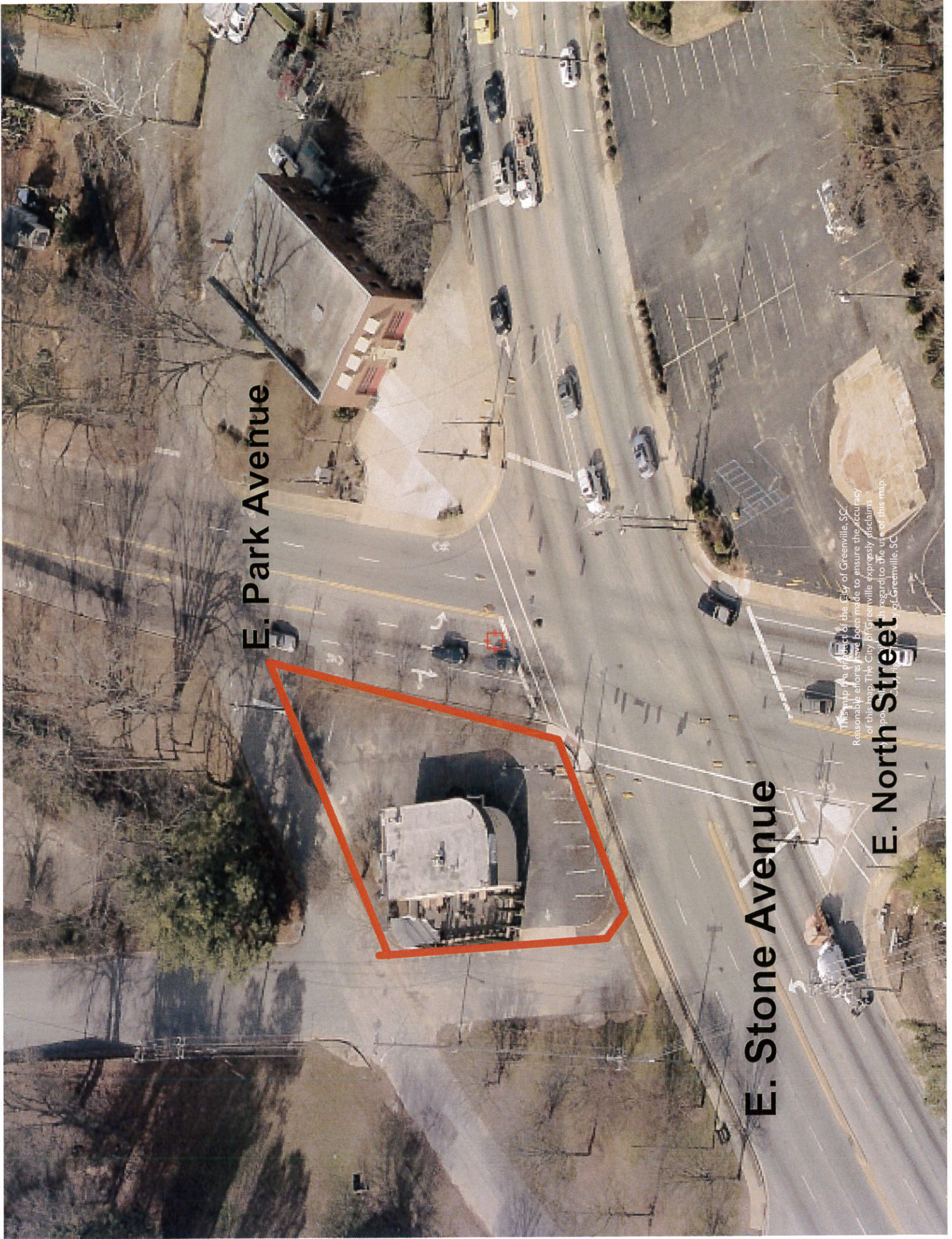
The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.

E. Park Avenue

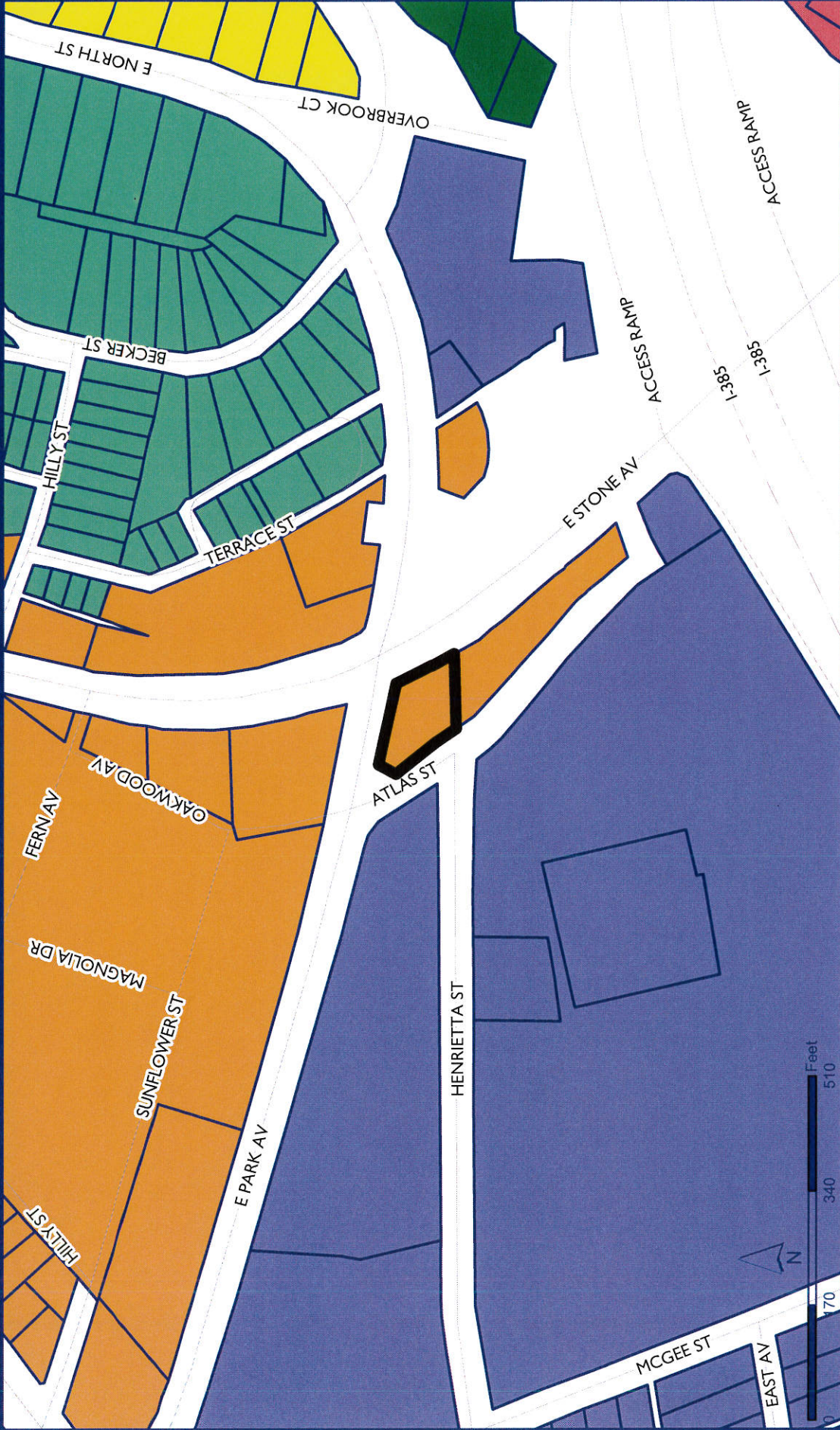
E. Stone Avenue

E. North Street

This map is a product of the City of Greenville, SC. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any liability in regard to the use of this map.



500 E. Stone Ave - Existing Zoning



City Limit Boundary

Streets

Parcels



city of
greenville
South Carolina

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